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PART IV-B

**Rules and Orders (Other than those published in Parts I, I-A, and I-L) made
by the Government of Gujarat under the Gujarat Acts**

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 19th May, 2022

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

NO.GH/V/54/OF/2022/TPS-122020-3413-L: WHEREAS, under section 41(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) Vadodara Urban Development Authority declared its intention of making of the Draft Town Planning Scheme No.27/C (Chapad) (hereinafter referred to as "the said Act", "the said Authority" and "the said Draft Scheme" respectively).

AND WHEREAS, under section 42(1) of the said Act, the said Authority made and published the said Draft Scheme, duly in the prescribed manner in respect of the area included in the said Draft Scheme.

AND WHEREAS, after taking into consideration, objection or suggestion received by the said Authority, the said Authority submitted the said Draft Scheme to the State Government for sanction under section 48(1) of the said Act, in the manner provided therein;

NOW THEREFORE, in exercise of the powers conferred by section 48(2) of the said Act, the Government of Gujarat hereby:-

- Sanction the said Draft Scheme subject to the modifications enumerated in the Schedule appended hereto;
- State that the said Draft Scheme shall be kept open for inspection by the public, at the office of the Appropriate Authority, during office hours on all working days.

SCHEDULE

While finalizing the said Draft Scheme, the Town Planning Officer shall take necessary action to incorporate the changes as directed in the ANNEXURE attached herewith.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Joint Secretary to the Govt.

એનેક્ષર

મુસદ્દારૂપ નગર રચના યોજના નં. ૨૭/સી (ચાપડ)

NOTIFICATION NO.GH/V/ 54 OF 2022/TPS-122020-3413-L

1. મુળખંડ નં. ૧૧૫, ૧૩૦, ૧૫૧, ૩૧૮, ૩૪૧, ૩૫૫, ૩૬૫, ૩૭૩ વિગેરેમાં વિકાસ પરવાનગી તથા મુળખંડ નં. ૧૩૧, ૨૨૦, ૧૩૨/૧, ૧૩૨/૨, ૧૩૩, ૧૩૪, ૨૮૮, ૩૪૬ વિગેરેમાં “જમીન માલિકો દ્વારા જ્યારે રીડવલપમેન્ટ કરવામાં આવે ત્યારે અન્ય ખુલ્લી જમીનના કપાતના ધોરણ મુજબ મુળખંડના ક્ષેત્રફળમાં યોજનામાં અપનાવેલ કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને આપવાની રહેશે” તેવી નોંધ એફ ફોર્મના રીમાર્ક્સ કોલમમાં આમેજ કરવાની રહેશે.
2. અંતિમખંડ નં. ૧૩૫, ૧૪૩, ૧૫૨, ૨૭૮, ૨૮૧/૨, ૩૧૮/૨, ૩૨૧, ૩૨૨, ૩૫૧ વિગેરેને શક્યતઃ સી.જી.ડી.સી.આર. ની જોગવાઈ મુજબ બાંધકામપાત્ર અંતિમખંડ ફાળવવાના રહેશે.
3. ફોર્મ-જી અધિનિયમની જોગવાઈ મુજબ તૈયાર કરવાનું રહેશે.
4. એફ ફોર્મના કેસ નં. ૨૮૮માં રેવન્યુ રેકર્ડની ચકાસણી કરી જમીન માલિકોના નામ દર્શાવવાના રહેશે.
5. યોજના વિસ્તારમાં મંજૂર અમલી પુનરાવર્તિત વિકાસ યોજનાની દરખાસ્તોનું અચૂક પાલન કરવા અને જો નગર રચના યોજનાની દરખાસ્તોમાં કોઈ ફેરફાર હોય તો તે અંગે સત્તામંડળના પરામર્શમાં રહી અધિનિયમની જોગવાઈ હેઠળ કાર્યવાહી કરવાની રહેશે.
6. મુ.ન.નિ.શ્રી દ્વારા અપાયેલ કલમ-૪૧(૧)ના હદ પરામર્શની સાથે હદ તથા લાગુ નગર રચના યોજનાની હદો સાથે મેળવણી કરી લેવાનું રહેશે.
7. ડી.એફ.સી.કોરીડોરની બંને તરફે સુચિત ૧૨ મી. તથા ૧૮ મી. ના રોડ બાબતે લાગુ યોજનાઓનું આયોજન ધ્યાને લઈ જરૂરીયાત મુજબની પહોળાઈના રોડ સુચવવા અંગે સત્તામંડળના પરામર્શમાં રહી નિયમોનુસાર યોગ્ય નિર્ણય લેવાનો રહેશે.
8. મુળખંડ નં. ૧૩૧, ૧૩૨/૧, ૧૩૨/૨, ૧૩૩, ૧૩૪, ૨૮૮, ૩૪૬ વિગેરેમાં વિકાસ પરવાનગી, સ્થળ સ્થિતિ, બાંધકામની અધિકૃતતા, સ્થળે ખુલ્લી જમીનની ઉપલબ્ધતા વિગેરે ચકાસી કપાત વધારવાની રહેશે.
9. યોજનામાં સમાવિષ્ટ હયાત નાળિયા રસ્તા અંગે રેવન્યુ રેકર્ડ ચકાસણી કરી યથોચિત નિર્ણય લેવાનો રહેશે.
10. મુળખંડ નં. ૮ ની જમીનમાં દર્શાવેલ ઓ.એન.જી.સી. વેલ બાબતે રેવન્યુ રેકર્ડની ચકાસણી કરી અંતિમખંડ ફાળવવા અંગે નિયમોનુસાર યોગ્ય નિર્ણય લેવાનો રહેશે.
11. મુળખંડ નં. ૬૨, ૭૨ તથા ૭૩ ને મુળખંડની સ્થળસ્થિતિ તથા વોટરબોડીની થતી અસરનું પ્રમાણ ધ્યાને લઈ સરખા પ્રકારના લોકેશનમાં અંતિમખંડ ફાળવવાના રહેશે.
12. ફોર્મ-એફમાં એકજ કેસ નંબરમાં એકથી વધુ મુળખંડો દર્શાવી તેનું ક્ષેત્રફળ સંયુક્ત દર્શાવેલ હોવા બાબતે અધિકૃત રેવન્યુ રેકર્ડ ચકાસણી કરી નિયમોનુસાર યોગ્ય કાર્યવાહી કરવાની રહેશે.
13. મુળખંડ નં. ૨૬૮, ૨૭૬, ૨૮૭, ૩૩૧, ૩૫૧ વિગેરેને મુળખંડની જમીન \ લાગુ જમીનમાં સરખા પ્રકારના લોકેશનમાં અંતિમખંડ ફાળવવા તેમજ અંતિમખંડ નં. ૩૦૭/૧, ૩૦૭/૨ ને તેના જ મુળખંડમાં ફાળવવા અરસ પરસ કરવાના રહેશે.
14. અંતિમખંડ નં. ૩૮૨ તથા ૫૦૬ ના સ્થાન અરસ પરસ કરવાના રહેશે.
15. એસ.ઈ.ડબલ્યુ.એસ.એચ માટેના અનામત પ્લોટની લાભાલાભની ટકાવારી યોજના વિસ્તારના લોકોને તથા જનરલ પબ્લીકને લાભદાયી ૧૦:૮૦ મુજબ લેવાની રહેશે.

ગુજરાતના રાજ્યપાલશ્રીના હુકમથી અને તેમના નામે,

પ્રકાશ દત્તા,

ખાસ ફરજ પરના અધિકારી અને

હોદ્દાની રૂએ સંયુક્ત સચિવ.

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગ

અધિસૂચના

નવા સચિવાલય, ગાંધીનગર ૧૯મી મે ૨૦૨૨

ક્રમાંક: જીએચ/વી/૨૦૨૨ નો ૫૫ /નરય-૧૨૨૦૨૦-૩૪૧૩-લ

ગુજરાત નગર રચના અને શહેરી વિકાસ અધિનિયમ, ૧૯૭૬ (સને ૧૯૭૬નો રાષ્ટ્રપતિનો અધિનિયમ-૨૭) (હવે ૫૬મી “ઉક્ત અધિનિયમ” તરીકે ઉલ્લેખ કરેલ છે)ની કલમ-૪૮ (૨) હેઠળ રાજ્ય સરકારના શહેરી વિકાસ અને શહેરી ગૃહ નિર્માણ વિભાગના તા.૧૯.૦૫.૨૦૨૨ ના જાહેરનામાં ક્રમાંક : જીએચ/વી/ ૫૪ ઓફ ૨૦૨૨/ટીપીએસ-૧૨૨૦૨૦-૩૪૧૩-લ થી મુસદ્દારૂપ નગર રચના યોજના નં. ૨૭/સી (ચાપડ), વડોદરાને મંજૂર કરેલ છે.

સદર મુસદ્દારૂપ નગર રચના યોજના નં. ૨૭/સી (ચાપડ), વડોદરાને આખરી કરવા માટે ઉક્ત અધિનિયમની કલમ-૫૦ની પેટા કલમ-૧ અન્વયે પ્રાપ્ત થતી સત્તાની રૂએ રાજ્ય સરકાર નગર નિયોજક-૨, પ્રવર નગર નિયોજકશ્રીની કચેરી, વડોદરા નગર રચના યોજના એકમ, વડોદરાની નગર રચના અધિકારી તરીકે હોદ્દાની રૂએ નિમણૂક કરવામાં આવે છે.

ગુજરાતના રાજ્યપાલશ્રીના હુકમથી અને તેમના નામે,

પ્રકાશ દત્તા,

ખાસ ફરજ પરના અધિકારી અને

હોદ્દાની રૂએ સંયુક્ત સચિવ.

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar. 19-05-2022

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

NO.GH/V/56OF2022/PRCH-162022-718-L: WHEREAS, the Government of Gujarat was of the opinion that it was necessary, in the public interest, to make variation in the Development Plan of Gandhinagar Urban Development Authority sanctioned under Government Notification, Urban Development and Urban Housing Department No.GH/V/18 of 2004/DVP-162001-396-L, dtd.16.02.2004.

AND WHEREAS, the Government of Gujarat, vide Government Resolution, Urban Development and Urban Housing Department No.UDA/102007/2180/V, dtd.15.05.2007 has resolved to develop the certain Urban Development Area of Gandhinagar Urban Development Authority as the Gujarat International Financial Tec-City(GIFT);

AND WHEREAS, the Government of Gujarat, in exercise of the power conferred by of section 19 of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976), (hereinafter referred to as "the said Act") By Notification, Urban Development and Urban Housing Department No.GH/V/170 of 2011/GIFT-102011-2523-L, dtd.19.10.2011. (hereinafter referred to as "the said Authority" and "the said Development Plan") Approved the Master plan of the GIFT and Development control regulation.

AND WHEREAS, the Government of Gujarat, in exercise of the power conferred by of section 22 of the said Act vide Government Notification, Urban Development and Urban Housing Department No.GH/V/24 of 2012/UDA/112011/4202/L, dtd.15.03.2012. exclude the GIFT area from Gandhinagar Urban Development Authority

NOW THEREFORE, in exercise of the power conferred by sub-section (2) of section 19 of the said Act, the Government of Gujarat hereby : -

1. Propose to modify the Development control regulation of the said development plan by way of variation in the manner specified in the Schedule appended hereto, and;
2. Calls upon any person to submit suggestion or objection, if any, with respect to the proposed variations to the Additional Chief Secretary to Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of the publication of this notification in the Official Gazette.

SCHEDULE

Proposed variation in the said Gift Area Development Control Regulation of the said Development Plan of the said Authority sanctioned by Government Notification, Urban Development and Urban Housing Department No.GH/V/170 of 2011/GIFT-102011-2523-L, dtd.19.10.2011.

1. After Regulation No.5.63 of Part 3 following definitions shall be added

5.64 Amenities

Means roads, streets, open spaces, parks, recreational grounds, playgrounds, gardens, water supply, electric supply, street lighting, drainage, sewerage, public works and other utilities, communication network, services and conveniences.

5.65 Building- Unit

Means land or plot or part of a land/ plot or combination of more than one land/plot as approved by the Competent Authority. However, where an alignment has been fixed on any road by any Competent Authority, the Building-unit shall mean and refer to the land excluding the portion falling in alignment.

5.66 Development

With all its grammatical variations and cognate expressions, means the carrying out of any building, engineering, mining, or other operations in, or over, or under land or the making of any material change in any building or land or in the use of any building or land, and includes layout and sub-division of any land.

5.67 Front

Means the main frontage of a Building-unit on the roadside. For Building-units abutting two or more roads, the side along the wider road shall be considered as the front. In case of roads of equal width, the front shall be decided by the competent authority.

5.68 Ground coverage

Means the ground area covered by a building including cantilever portion on any floor, excluding margins, common plot, cut-out(open-to-sky) if any

5.69 Road / Street Line

Means the line defining the side limits of a road/street.

5.70 “Road Width” or “Width of Road / Street”

Means the whole extent of space within the boundaries of a road when applied to a new road/street, as laid down in the city survey, development plan, Town Planning Scheme or prescribed road lines by any act or law. The clear average width of the existing carriage way and footpaths only on which the building or plot line abuts. The average width shall be computed by taking length of street between two extreme points on Building-unit abutting the street at right angles to the direction of such streets excluding the steps projections, forecourts, open areas of other spaces in front of the building erected or intended to be erected. However, in case where a regular line of street is prescribed by the Competent Authority, such width shall be considered for the purpose of computing building height.

2. After Regulation No.5 of Part 5, following shall be added

6.Procedure for development of lands other than GIFTCL’s land

6.1 Contribution of Land for any development in GIFT area Competent Authority

For any development in confirmation with permissible zoning or use of newly formed building unit, the owner/ applicant of the land shall contribute land to the competent authority for infrastructure development or any purpose for development of the area. The preliminary layout for such areas shall be prepared by GIFTCL with 50% land contribution towards infrastructure development or any purpose for development of the area. The competent authority may allot the newly formed building unit after the stipulated land contribution on the same land with or without alteration of boundaries or on any land in vicinity of that area. The land contributed for the above-mentioned purpose shall vest with the competent authority free from all encumbrances. Also, such contributed land’s mutation entries in the revenue records shall be executed.

6.2 UDAS for Building Unit:

The owner/applicant of the land shall apply to GIFTCL for UDAS as per the prescribed format along with the documents and drawings stated at Form: FP- A-01 as a ANNEXURE attached herewith.

Upon scrutinizing the documents and site verification, final UDAS will be issued along with letter of authority.

6.3 Fees and charges:

6.3.1 Scrutiny Fees:

As per clause 2.4 of part 5 of GIFT area DCR as amended time to time.

6.3.2 Service and Amenities Fees:

Service and amenities fees shall be levied at Rs. 550 per sq. ft. of Maximum built up area mentioned in the UDAS for any development.

6.3.3 Development Charges

Development Charges shall be levied at Rs. 4 per sq.ft. of building unit and at Rs.8 per sq.ft. of Maximum built up area mentioned in the UDAS for any development.

6.3.4 Other Charges and fees

Other charges/Fees shall be levied under the provisions of other Act if applicable and/or as instructed by the State Government. In case of any application made, irrespective of any Scrutiny fee paid at the time of making an application, the competent authority shall before communicating the decision, ask the applicant to make the remaining payment, if any.

Note: Fees and Charges may be revised by Competent Authority from time to time.

6.4 Building Regulations:

All the general development Parameters shall be as per the Part 4 of GIFT area DCR as amended time to time unless or otherwise specified here.

Permissible ground coverage shall be maximum 40% of the building unit. Other parameters such as all side Margin, Basement Extent, Maximum Building Extent, permissible height, Maximum BUA will be controlled by UDAS.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio

Joint Secretary to the Govt.

ANNEXURE

FORM: FP-A-01

Application for Issuance of UDAS

To,

The Competent Authority,

GIFT City,

Gandhinagar

Subject: Application for issuance of UDAS for the land bearing survey no._____, Village_____

With reference above subject; I/ We _____ am/ are having _____ Sqm of land in GIFT Area bearing survey number _____, village_____. To obtain permission for development of _(residential/ commercial/ institutional)_ building on the said land, I/ we request you to issue the Urban design and Architectural Sheet (UDAS) for the above-mentioned land as per GIFT Area Development Control Regulations.

I/We am/ are forwarding herewith the required documents with this application;

SN	Documents Required	Remarks
1	Identity proof of Owner/ Developer	
2	Collector order of Non-Agriculture Permission	
3	Entry of non-agricultural use in 7/12 doc	
4	Measurement Sheet certified by DILR/ Co-ordinated AutoCAD File	
5	Affidavit of the land in the prescribe format	
6	Any other document as required by GIFTCL	

All the information shared in the application is correct, and I take full responsibility for its correctness. I solemnly declare that the information provided is true to the best of my knowledge and belief.

Signature of Applicant/ Date

Name of Applicant: _____

Address of Applicant: _____

Mobile No.: _____

